



... *A Place to Call Home* ...

BUILDING TUALATIN'S FUTURE

BRINGING TUALATIN TOGETHER

The City of Tualatin is committed to developing and maintaining safe, durable, quality infrastructure to serve our community, from the best streets and reliable sewer systems to award-winning parks and trails. Recently, the City has turned its attention to the buildings which house City services, to evaluate their physical conditions, forecast future space needs and understand how we can better serve the Tualatin community. For many years, the City has operated out of seven different buildings, as opposed to a traditional city hall or “civic center” where people can get the services they need and hold community events in a single central location; several of these buildings are not seismically updated and do not meet current codes. Through the recent update of our community vision, Tualatin Tomorrow, community members expressed a desire to integrate city services, create additional public spaces and expand library space. To that end, the Tualatin City Council is exploring various alternatives and inviting our community to weigh-in on a preferred direction.



A two-story Civic Center next to the Tualatin Police Department would meet the City's space needs out to 2025.



A three-story Civic Center on the Tualatin Commons would meet the City's space needs and would provide additional retail and office space.

BACKGROUND

For many years following its inception in 1913, Tualatin looked and felt like many small farming towns in Oregon. That dynamic began to change in the 1970s with the boom of the high tech industry and population growth within the Portland-Metro area. Over time, Tualatin has diversified economically, and become a premier residential community hosting more than 26,000 residents. This growth has increased demand for consolidated service delivery. The opportunity to consolidate services in one central location and expand the Tualatin Library means one-stop shopping for your city services and more community space for public meetings, events and programs.

The City has never had a central home, and there are inefficiencies that come from being in so many different locations. Library staff and volunteers share desks, lockers and workspaces in a small workroom while also sorting and managing the library's materials and collections. The City leases office space and has moved staff temporarily into the old houses which were not designed as offices in Community Park to meet space needs.

In 2014-15, the City conducted a facilities study and collected hundreds of ideas from the community on locations for a future Civic Center and priorities for expanded library space. The study determined how much office space and library space was needed, and alternatives were narrowed to two feasible options including a site next to the Tualatin Police Department and a site on the Tualatin Commons.

COMMUNITY IDENTIFIED GOALS:

- Reduce inconvenience and confusion experienced by customers;
- Create safer working environments per building code standards for employees;
- Improve operational efficiency by consolidating departments in central space;
- Eliminate costs for set up and take down of temporary Council Chambers and Municipal Court; and,
- Provide additional community meeting spaces.



A new Civic Center would allow for the Library to expand into the City office space next door adding more community gathering and programming space.

EXPLORING THE ALTERNATIVES

Each alternative meets the City’s space need projections through the year 2025. The site on the Tualatin Commons is unique, as the Civic Center presence there could stimulate additional retail activity and provide leasable space generating additional municipal revenue. This additional space could also be available in future years if the City needed more expansion space.

By consolidating services in either of these locations, the City would by default create additional space for the Library to expand at its current location. This, in turn, would enable library staff to deliver a range of service priorities requested by customers.

LIBRARY EXPANSION PRIORITIES:

- Better space for children/youth
- More multipurpose community space
- Improved access to technology
- Adequate staff space to support library programs
- General facilities improvements

	POLICE DEPARTMENT SITE	TUALATIN COMMONS SITE
CITY OFFICE SQUARE FOOTAGE	30,290	30,450 SF
CIVIC CENTER RENTAL SQUARE FOOTAGE	0 SF	13,220 SF ¹
LIBRARY EXPANSION SQUARE FOOTAGE	6,500 SF	6,500 SF
CIVIC CENTER CONSTRUCTION COST	\$18.2 MILLION	\$22.9 MILLION
LIBRARY EXPANSION COST	\$3.7 MILLION	\$3.7 MILLION
TOTAL BOND REQUEST	\$24.3 MILLION ²	\$32.1 MILLION ³

1. Includes 5,170 sf on the ground floor. 2. Includes contingency and library expansion.
 3. Does not include additional rental income. Includes contingency, land cost and library expansion.

WHAT DO YOU THINK?

You can share your input by attending an upcoming meeting or community open house, or go online and participate in a brief survey.

For more information about the project, visit TUALATINOREGON.GOV or contact Tanya Williams at TWILLIAMS@CI.TUALATIN.OR.US or call 503.691.3065.

HOW WOULD THE CITY PAY FOR THIS PROJECT?

This project would require a bond to be approved by Tualatin voters.

Depending on which alternative the community would support, the tax increase for the average homeowner would be approximately \$3 to \$5 per month for 20 years.

The Tualatin City Council is seeking community input as they consider adding this to the November 2016 ballot for the voters to decide.